

NJIT

TECHNICAL ASSISTANCE TO  
BROWNFIELD COMMUNITIES  
PROGRAM

EPA REGIONS 1, 2 AND 3

*NJIT TAB*

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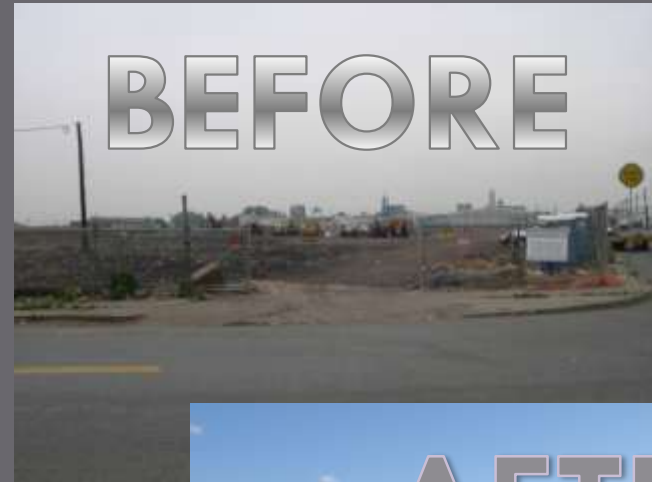
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# Topics to Be Covered

- Overview of the NJIT TAB Program
  - ▣ How Communities, regional entities and nonprofits can benefit from this free resource
- Overview of EPA Brownfield Grants
  - ▣ Assessment
  - ▣ Revolving Loan Fund
  - ▣ Cleanup
  - ▣ Multipurpose
  - ▣ Area Wide Planning
  - ▣ Workforce Development

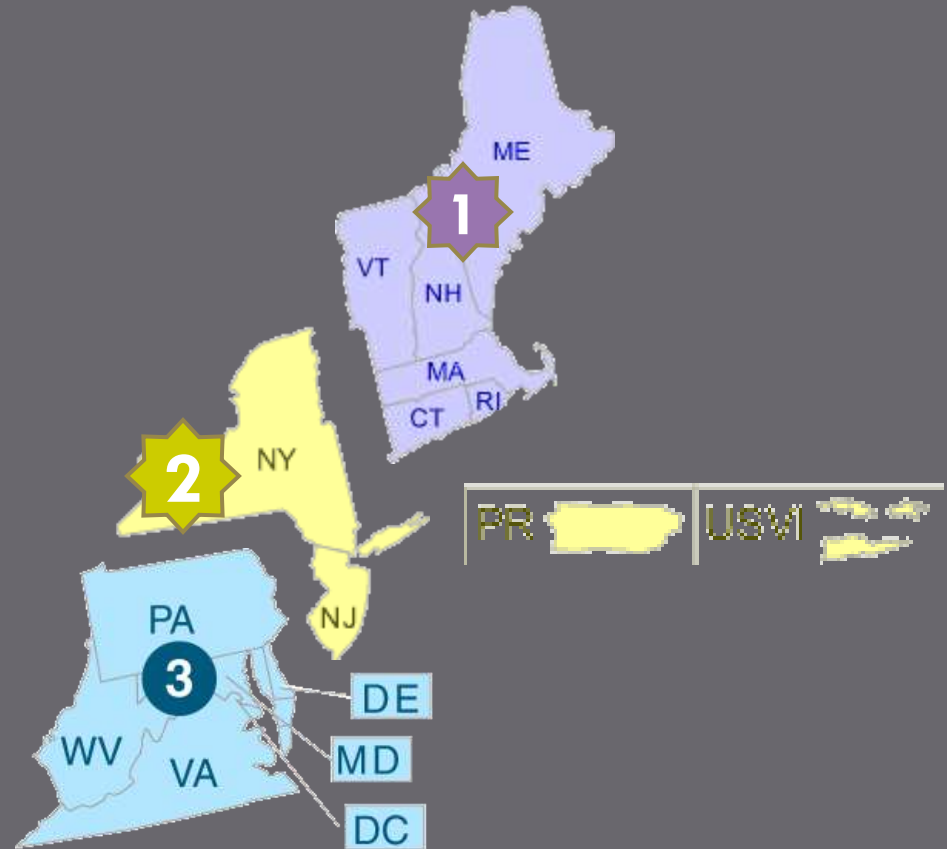
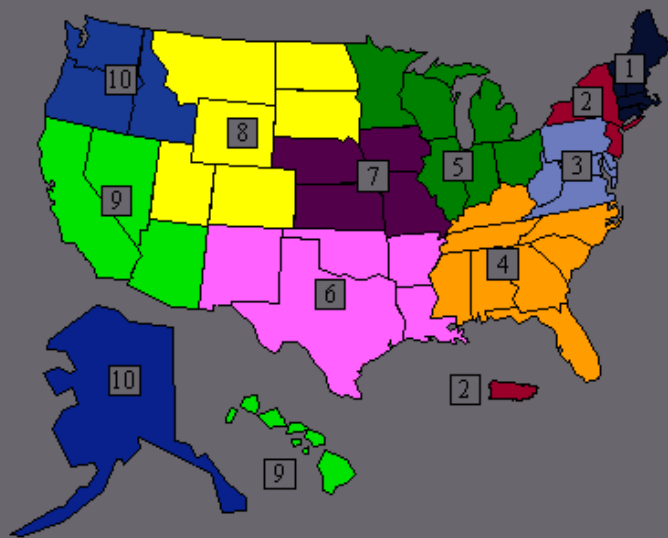
# What is TAB?

TAB is a technical assistance program, funded by the USEPA, which is intended to serve as an independent resource to communities and nonprofits attempting to cleanup and reclaim brownfields.



# NJIT TAB Geographic Coverage

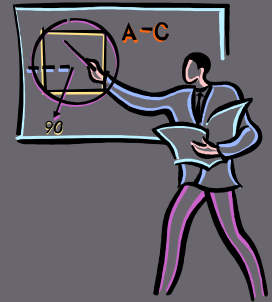
NJIT's TAB program covers  
Geographic Zone 1 for  
communities in  
EPA Regions 1, 2, and 3.



# What is TAB?

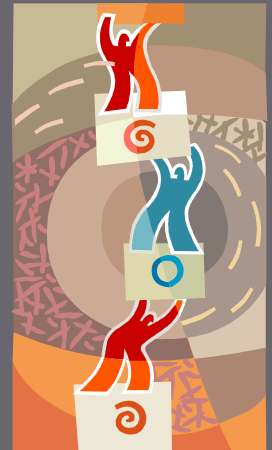
## Examples of Assistance Include:

- Assisting with community involvement
- Explaining health impacts of brownfield sites
- Answering brownfield finance questions
  - Providing information on integrated approaches to brownfield cleanup and redevelopment



# Who is the NJIT TAB Team?

- ❑ A multi-disciplinary team consisting of personnel with academic research, government, industry and consulting experience.
- ❑ NJIT has been providing brownfields services to communities for 17 years.



# Who Can Receive NJIT TAB Assistance?

- ✓ State, regional, local and tribal governments and nonprofit entities interested in obtaining EPA brownfields grants



- ✓ EPA brownfield grantees in EPA Regions 1, 2 & 3

# What are NJIT TAB Services?

**NJIT TAB can provide free assistance  
throughout the brownfield process,  
from getting started  
to staying on track  
to getting the job done.**

All services must be aimed at achieving Brownfields clean up and development and be consistent with Region 1, 2 and 3 programs.



# Examples of TAB Services

- One-on-One Technical Assistance
- Review , Analysis, and Interpretation of Technical Reports
- Assistance with Procuring Consultants
  - ▣ Examples of RFPs
  - ▣ Consultant Selection Process
- Brownfields Workshops
- Webinars
- Review and Comment for Grant Applications

# How Does NJIT TAB Provide Services?

## *Through...*

### **Collective Community Workshops**

on brownfields basics or on specific issues

### **Interactive Website** [www.njit.edu/tab](http://www.njit.edu/tab)

- online “How To” manual
- answers to basic questions
- success stories showing what other communities have achieved
- “Ask the Answer Team”- professionals answer your specific questions to those tough issues

### **Direct Technical Mentoring**

through meetings, phone/email conversations



Technical Assistance for Brownfields [TAB@NJIT.EDU](mailto:TAB@NJIT.EDU)

# Examples of NJIT Workshops

- Removing Barriers to Brownfield Redevelopment
  - ▣ Reuse Planning
  - ▣ Brownfield Inventories
  - ▣ Success Stories
- Revolving Loan Fund (RLF)
  - ▣ RLF 101: The Loan Process from Beginning to End
  - ▣ RLF Procurement
  - ▣ Marketing your RLF Grant
- EPA Cleanup Grant Requirements

# Webinars

- How to Prepare a Competitive EPA Brownfield Grant Application
- EPA ARRA-Funded Grant Requirements
- Funding for Brownfield Projects: Creative, Timely Federal Sources for Grants

# Example Project: Middlesex County Improvement Authority

## □ SITE:

- 1.3 acre site – prior use was auto salvage yard; operations ceased early 2000's.
- Approximately 12 AOCs were investigated. GPR, soil sampling (38 samples), groundwater sampling.

## □ NJIT ASSISTANCE:

- NJIT assisted in Brownfield Inventory and Consultant Procurement.
- NJIT assisted the Stakeholders with devising an alternate work plan on the fly when shallow bedrock precluded the use of down hole direct sensing tools.

## □ OUTCOME:

- No impacts (beyond natural background) identified.
- NJ DEP issued a “No Further Action” (NFA) letter.



# Example Project: Mariner's Marsh Park, Staten Island, New York

- NJIT provided technical assistance to the New York City Parks Department regarding environmental investigations at the Mariners Marsh Park
- NYC Parks hired an environmental consultant to implement the additional investigation activities in the recreation area proposed by NJIT. NJIT reviewed the report prepared by the consultant and provided comments to NYC Parks.
- NJIT provided guidance to NYC Parks to integrate the findings into the Site Conceptual Model.
- USEPA contractor is performing the cleanup.



# What is the Basis for TAB Providing Services?

- TAB's ability to effectively fulfill the service
- Order in which requests are received
- Relative need of the community
  - insufficient technical expertise available
  - need for redevelopment
  - difficulty getting project started/completed
  - value of service to a broader area or region
  - equitable balancing of service between communities and stakeholders across the service area

# OVERVIEW OF EPA BROWNFIELD GRANTS



# EPA Brownfields Competitive Grants

- Assessment Grants
- Revolving Loan Fund Grants
- Cleanup Grants

**ARC Grants**

- Multi-Purpose Grants
- Area-Wide Planning Grants
- Workforce Development Grants (Job Training)

# EPA Brownfield Grants Basics

- **EPA Grants are VERY competitive**
  - ▣ **1 out of 3 qualified applicants received awards**
- **Limits on Administrative Costs**
- **ARC grant applications for FY 2012 were due November 2011. Expect announcement for FY 2013 in Summer/Fall 2012.**

# EPA Assessment Grant Program

Assessments grants can be used for:

- Brownfields Inventories / Prioritizing Sites
- Environmental Assessments (Phase I)
- Performing community engagement activities
- Preparing cleanup plans and/or end-use plan

# TIP: Assessment Grants

The best assessment grant applications are for projects where:

- ❑ You have already identified a specific area in need of assessment
- ❑ The property owners are on-board
- ❑ Significant redevelopment potential

# Assessment Grant Program

- Three Types of Assessment Grants:
  - Property-specific Assessment
  - Community-wide Assessment
  - Community-wide Assessment Coalition
- Eligible entities are:
  - Local Government
  - States and Tribes
  - Quasi-government entities

# Property-Specific Assessment Grant

## **Property-specific Assessment Grant:**

- Up to \$200,000 for hazardous substances or up to \$200,000 for petroleum
  - A waiver up to \$350,000 can be requested
  - Maximum amount is \$350,000
- **Need to Pass Property and Ownership Eligibility Threshold Requirements**
- May also apply for a community-wide grant

# Community-wide Assessment Grant

## Community-wide Assessment Grant:

- Up to \$200,000 for hazardous substances **and/or** up to \$200,000 for petroleum
- No waiver of funding limit
- Maximum amount is \$400,000
- May also apply for a site-specific grant
- Performance period – three years

**Most  
Flexible**

# Coalition Assessment Grant

## Community-wide Assessment Coalition Grant

- Up to \$1 million for hazardous substances and/or petroleum (\$500K hazardous, \$500K petroleum)
  - ▣ No waiver of funding limit
- Must have at least **three** eligible entities
- Must assess a **minimum of five** sites.
- May not apply for individual community wide or site-specific grant or as part of another coalition.



# Assessment Grant Application Guide

Combinations: Either 3 grant proposals (2 community-wide and 1 site specific) OR 1 grant as part of a coalition

Community-Wide	Site-Specific	Coalition
Up to \$200,000 for hazardous substances <b>and/or</b> up to \$200,000 for petroleum	Up to \$200,000 for hazardous substances or up to \$200,000 for petroleum	Up to \$1 million for hazardous substances and/or petroleum (\$500K hazardous, \$500K petroleum)
	May request a waiver for up to \$350,000	Cannot apply individual community wide or site-specific grant or as part of another coalition
Maximum combined amount: \$400,000	Maximum amount \$350,000	Maximum amount \$1,000,000

# EPA Brownfield Cleanup Grants

Purpose: Site specific funding to conduct cleanup after assessment work is completed.

- Begin “Shovel Ready” cleanup or supplement ongoing cleanup
- Remediation (removing USTs / impacted soil, capping sites, groundwater treatment)
  - Reporting
  - Environmental oversight
  - Monitoring institutional controls
- Health monitoring of targeted population
- Purchase Environmental Insurance

# Brownfield Cleanup Grants

Eligible entities are:

- ❑ Local Government
- ❑ States and Tribes
- ❑ Quasi-governmental entities
- ❑ **501(c)(3) Non-profits Organizations**

**Yes! Nonprofits may  
apply**

# EPA Brownfield Cleanup Grants

- May apply for up to 3 properties (3 proposals)
  - Up to \$200,000 per property per proposal (Hazardous substances and/or petroleum). If applying for both at the same site submit 1 proposal which cannot exceed \$200K)
  - **Eligible entity MUST OWN** the property PRIOR to applying.
  - Cost share of 20% (can apply for a hardship waiver)

# TIP: Cleanup Grants

The best cleanup grant applications are for projects where:

- ❑ You own the property (and are not the Responsible Party)
- ❑ Site is fully characterized and remediation plan and cost estimates are complete
- ❑ Leveraging of additional funds is committed
- ❑ Redevelopment Plan is established

# EPA Brownfield RLF Grants

## Revolving Loan Funds (RLFs)

Purpose: To make low interest loans and subgrants for remediation activities (combination of hazardous substance and /or petroleum)

- Up to \$1M per eligible entity
  - Up to 50% can be subgrants
  - 50% or more for loans (Applicant determines the loan structure (interest rate, loan terms, application fees, etc.)
  - Coalitions (of 2 or more) may apply for \$1M each
- Cost Share requirement of 20%

# RLF Subgrants

## SUBGRANTS

Up to 50% of total RLF funds - Subgrants do not need to be paid back.

- ▣ Maximum subgrant - \$200,000 per site.
- ▣ **Subgrantee must own the site. (Government or Non-Profit entity)**
- ▣ Private parties/developers are NOT eligible for subgrants, only loans.

# RLF Tips

RLFs are good for areas where there is high redevelopment potential (growing market and developers are interested in loans), and an established redevelopment plan that includes brownfields.

If you are applying for an RLF, you need to be able to handle financial transactions (eg. Redevelopment Agency).



# EPA Brownfield Multi-Purpose Pilot Grants

Multi-Purpose Grants (New Pilot) combine the Assessment and Cleanup Grant into one grant.

Eliminates the need for a separate grant application for each phase

The purpose of combining grant is to allow the grantee flexibility in conducting the assessment and remediation activities, while also minimizing delays between assessment and cleanup related to securing funding.

EPA expects to award 10 grants this funding cycle.  
(Proposals were due 2/10/12)

# EPA Brownfield Multi-Purpose Pilot Grants

- Same Eligibility and Funding Limitations as for the Assessment and Cleanup Grants:
  - Up to \$200,000 for assessment (\$350,000 with a waiver) for assessment of petroleum or hazardous substances, and \$200,000 for cleanup activities.
    - Total \$400,000 (\$550,000 with a waiver)
  - Because nonprofits are not eligible to receive assessment grants, they are not eligible to apply
  - Site-Specific grant (eligibility requirements)
    - Must own the property

# Brownfields Area-Wide Planning Pilot Program

## Area-Wide Planning Grants

- Fine-tuning an ongoing planning process for brownfields
  - Developing area-wide plans for brownfields
  - Assistance with determining next steps and identifying resources to implement the plan.
- 
- Previously the maximum total award was \$175,000
  - Recipients may also receive direct technical assistance from EPA

Expect an Announcement for Request for Proposals  
Very Soon!

# Brownfields Area-Wide Planning Pilot Program

The Brownfields Area-Wide Planning Pilot Program is designed to assist predominantly under-served and economically disadvantaged communities with developing an area-wide plan which will:

- facilitate the assessment and cleanup of individual brownfields properties,
- connect assessment, cleanup, and decisions for subsequent reuse of these parcels to neighborhood and city-wide contexts, and
- promote area-wide revitalization.

# EPA Workforce Development Grants

Purpose: To train residents of communities impacted by brownfields for environmental jobs that might otherwise be filled from outside the affected community. Targets: predominantly low-income and minority, unemployed and under-employed residents

- Recruit, Train, Place Residents (3 year performance period)
- HAZWOPER, Asbestos Abatement, Green Remediation techniques, CDL, Surveying, Site prep for Solar/ Renewable energy, etc.

Note: Workforce Development Grant replaces the Brownfield Job Training Grant

- Allows applicants to deliver additional environmental training

# EPA Workforce Development Grants

Up to \$200,000 per proposal (EPA expects to award 14 grants)

Eligible entities are:

- ☐ Local Government
- ☐ States and Tribes
- ☐ Quasi-government entities
- ☐ **501(c)(3) Non-profits Organizations**

(FY11 Workforce Development Awardees are not eligible)

**FY12 PROPOSALS are due April 12, 2012**

**Yes! Nonprofits may  
apply**

# *Other Financing Programs: A Federal “Laundry List”*

## What’s Been Linked Together for Redevelopment Projects?

Slide from Charlie Bartsch, USEPA Senior Program Advisor

### Loans

- EDA capital for local revolving loan funds
- HUD funds for locally determined CDBG loans and “floats”
- EPA capitalized revolving loan funds
- SBA’s microloans
- SBA’s Section 504 development company debentures
- EPA capitalized clean water revolving loan funds (priorities set/ programs run by each state)
- HUD’s Section 108 loans/guarantees
- SBA’s Section 7(a) and Low-Doc programs
- USDA business, intermediary, development loans

### Grants

- HUD’s Brownfield Economic Development Initiative (BEDI)
- HUD’s Community Development Block Grants (for projects locally determined)
- EPA assessment, cleanup grants
- EDA public works and economic adjustment

### Grants (*continued*)

- DOT (various system construction, preservation, rehabilitation programs)
- Army Corps of Engineers (cost-shared services)
- USDA community facility, business and industry grants

### Equity capital & loan guarantees

- SBA Small Business Investment Cos.
- SBA Section 7(a) guarantees
- DOE energy facility guarantees

### Tax incentives and tax-exempt financing

- Targeted expensing of cleanup costs
- Historic rehabilitation tax credits
- Low-income housing tax credits
- New Markets Tax Credits
- Industrial development bonds
- Energy efficiency construction credits

# NJIT TAB CONTACT INFORMATION

*NJIT TAB Hotline 973-642-4165 [tab@njit.edu](mailto:tab@njit.edu)*

*<http://www.njit.edu/tab/>*



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# ATTRACTING DEVELOPERS AND MARKETING YOUR SITE

(SLIDES FROM MICHELE CHRISTINA  
NJIT TAB MEMBER AND BROWNFIELD  
REDEVELOPMENT SOLUTIONS, INC.)

# IDENTIFY YOUR AUDIENCE

- ❑ Communities
- ❑ Non Profit Developers
- ❑ Traditional Developers
- ❑ Banks
- ❑ Realtors
- ❑ Environmental / Real Estate Attorneys
- ❑ Chambers of Commerce
- ❑ Environmental Consultants

# GETTING THE WORD OUT

## ☐ People-based:

- ☐ Presentations / Workshops
- ☐ Partner meetings
- ☐ Phone Calls

## ☐ Print-Based

- ☐ Brochures
- ☐ Fact Sheets
- ☐ Web content
- ☐ Program Guidelines
- ☐ Eligibility Screening Questionnaire
- ☐ Media Coverage / advertisements
- ☐ Newsletters

# GETTING THE WORD OUT

## ☐ Marketing Materials

- ☐ Consistent

- ☐ Accurate

- ☐ Clear

# SALES PITCH

- Create the positive message that answers the question:

Why Is Your Town THE Place To Be?

# Incentive Examples

- Technical Assistance – Environmental Process
- Local Approval Assistance
- Financial Assistance
- Acquisition Assistance
- Community Outreach Assistance